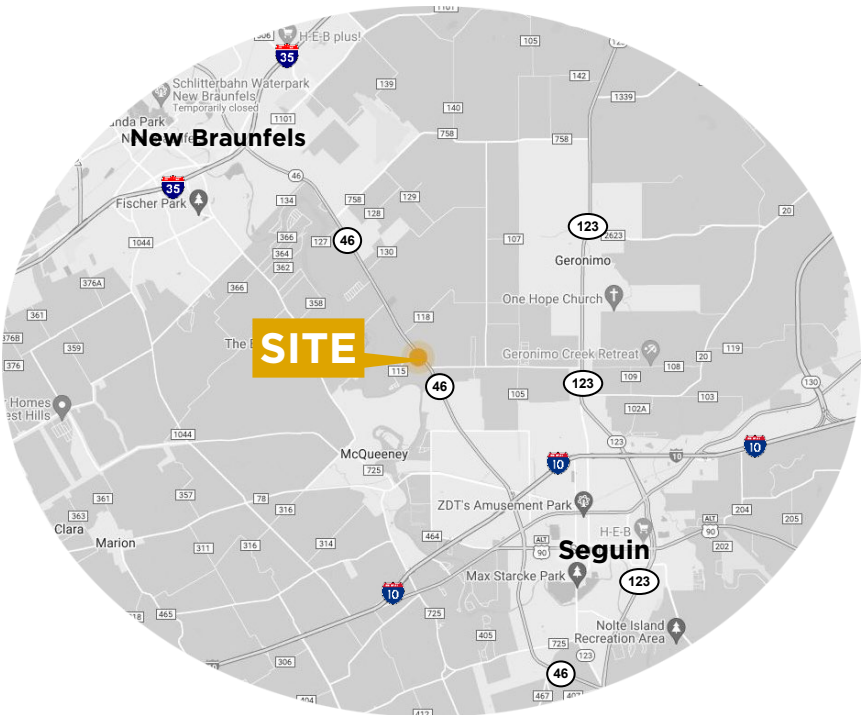
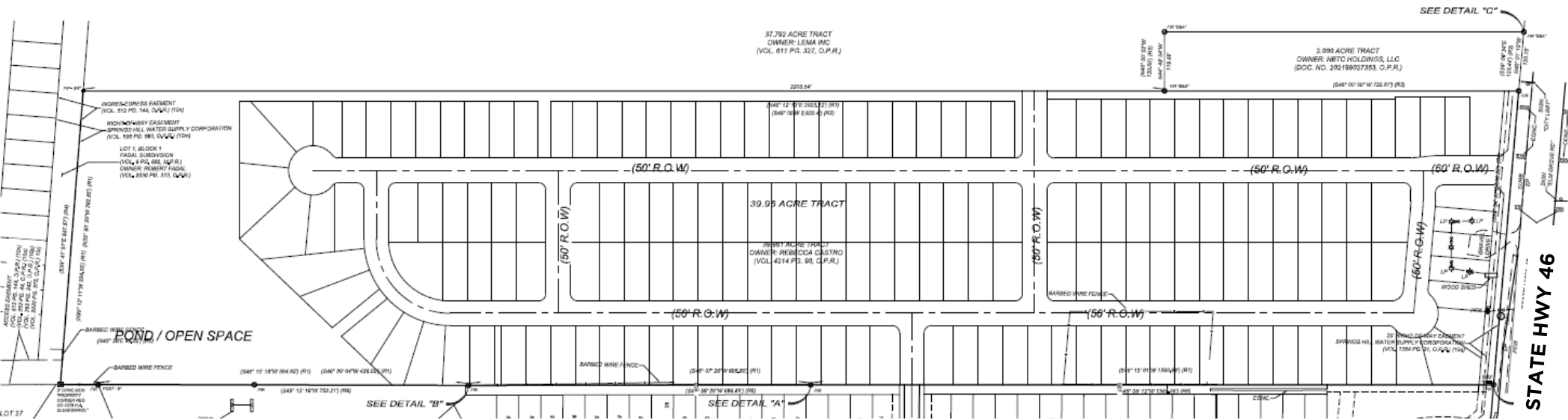


**39.9+ ACRES** 175 LAND-PLAN LOTS  
**HWY 46 CORRIDOR - SEGUIN, TX**  
 SWS, JUST NORTH OF CORDOVA ROAD

**FOR SALE**



**175 LAND-PLAN LOTS**

- 50' X 120' LOTS

**UTILITIES**

- **WATER CAPACITY NOW AVAILABLE**
- Property to convey with sewer solution in place

**LOCATION**

CITY OF SEGUIN  
 GUADALUPE COUNTY  
 just 20 minutes from New Braunfels

Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities for buyer's intended use.

**SCHOOL DISTRICT**

NAVARRO ISD

CLICK TO VIEW



**SURVEY**



**LAND PLAN**

**TRAFFIC COUNT**

HWY 46 - 23,498 VPD

**SALE PRICE**

CONTACT BROKER



# 39.9+ ACRES 175 LAND-PLAN LOTS HWY 46 CORRIDOR - SEGUIN, TX

SWS, JUST NORTH OF CORDOVA ROAD

# FOR SALE

**SITE**

Cordova Rd Tract  
Phase: Concept Plan Approved  
Number of Dwelling Units: 560

Lily Springs  
Phase: Construction  
Number of Dwelling Units: 500

Maverick Meadows  
Phase: Concept Plan Approved  
Number of Dwelling Units: 342

Cordova Trails  
Phase: Construction  
Number of Dwelling Units: 425

Lily Springs Apartments  
Phase: Final Plat Approval  
Number of Dwelling Units: 288

Davis Tract  
Phase: Concept Plan Review  
Number of Dwelling Units: 240

Bormann Farms  
Phase: Dev Studies Approval  
Number of Dwelling Units: 228

Arvin Trails  
Phase: Dev Studies Review  
Number of Dwelling Units: 492

**SEGUIN**  
TEXAS

ECONOMIC  
DEVELOPMENT  
CORPORATION

Waters Edge  
Phase: Construction  
Number of Dwelling Units: 355

Cordova Crossing  
Phase: Construction  
Number of Dwelling Units: 250

Swenson Heights  
Phase: Construction  
Number of Dwelling Units: 838

Woodside Farms  
Phase: Construction  
Number of Dwelling Units: 235

Three Oaks  
Phase: Construction  
Number of Dwelling Units: 154

Village at Mill Creek  
Phase: Construction  
Number of Dwelling Units: 419

Seguin Multi-Family West  
Phase: Final Plat Approval  
Number of Dwelling Units: 225

Hannah Heights  
Phase: Construction  
Number of Dwelling Units: 257

Turtle Creek  
Phase: Concept Plan Review  
Number of Dwelling Units: 317

Pecan Farms  
Phase: Concept Plan Review  
Number of Dwelling Units: 421

North Seguin MUD - Single Family  
Phase: Final Plat Approval  
Number of Dwelling Units: 95

Jordan's Creek  
Phase: Construction  
Number of Dwelling Units: 202

Greenspoint Heights  
Phase: Construction  
Number of Dwelling Units: 341

The Meadows of Mill Creek  
Phase: Concept Plan Approved  
Number of Dwelling Units: 382

WALNUT SPRINGS  
Phase: Dev Studies Review  
Number of Dwelling Units: 1,250

Navarro Oaks  
Phase: Construction  
Number of Dwelling Units: 342

Greenspoint Village  
Phase: Concept Plan Approved  
Number of Dwelling Units: 664

Hiddenbrooke  
Phase: Construction  
Number of Dwelling Units: 500

Martindale Heights  
Phase: Construction  
Number of Dwelling Units: 43

Meadows of Martindale  
Phase: Construction  
Number of Dwelling Units: 128

Park West Village  
Phase: Construction  
Number of Dwelling Units: 70

CLICK TO VIEW



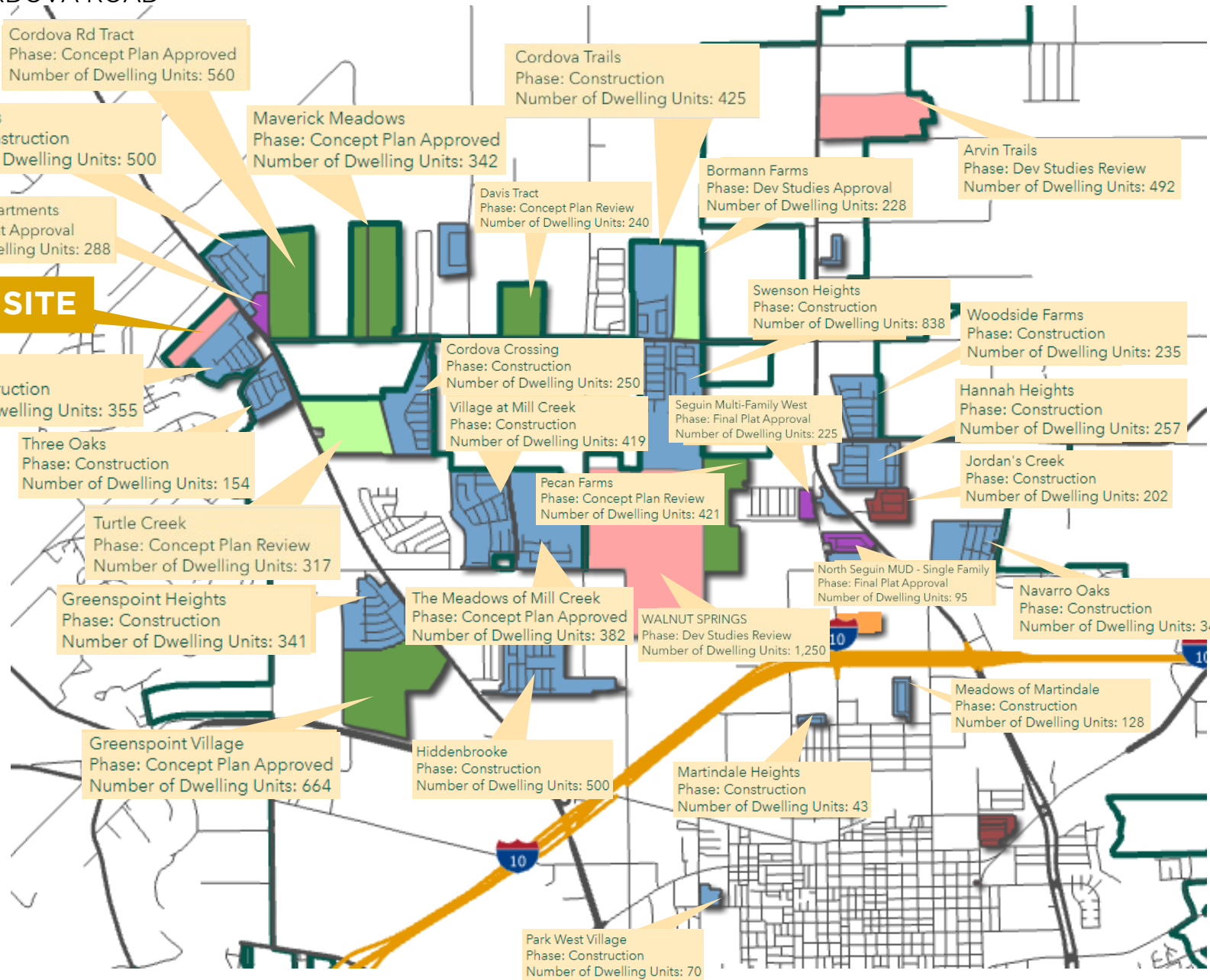
**PROPOSED  
HOUSING  
DASHBOARD**



**SITE  
SELECTION**



**HOUSING  
ACTIVITY**





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SULLIVAN COMMERCIAL REALTY	491694		210-341-9292
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James E. Sullivan, Jr., Broker	347973	<a href="mailto:jsullivan@sullivansa.com">jsullivan@sullivansa.com</a>	210-910-4234
Designated Broker of Firm	License No.	Email	Phone
Pete Tassos, Broker	488379	<a href="mailto:ptassos@sullivansa.com">ptassos@sullivansa.com</a>	210-910-4233
Zach Davis, Broker	555684	<a href="mailto:zdavis@sullivansa.com">zdavis@sullivansa.com</a>	210-910-4239
Connor Dziuk, Sales Agent	779545	<a href="mailto:cdziuk@sullivansa.com">cdziuk@sullivansa.com</a>	210-910-4235
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date